

City Council  
Atlanta, Georgia

05-0 -0312

AN ORDINANCE  
BY: ZONING COMMITTEE

Z—05-03  
Date Filed: 1-11-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

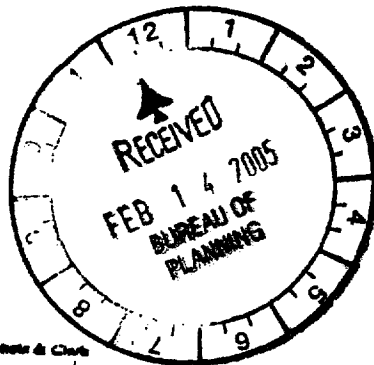
SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **190 Fairburn Road, S.W.** be changed from the R-4 (Single Family Residential District to the C-1 (Community Business) District, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 243, 14<sup>th</sup> District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



Deed Book 35232 P. 276  
and Recorded Jan-26-2005 10:16am  
2005-0012354  
Real Estate Transfer Tax \$5.00  
Fulton County, Georgia  
Clerk of Superior Court

2-05-03

Please Return to:  
McCain, Reynolds, Padgett, Cobb, Moore & Clark  
Building 400, Suite 195  
1000 Abernethy Road  
Atlanta, GA 30328

Purchaser: Henderson Parker  
Property: 190 Fairburn Road, NW, Atlanta, GA 30313

### LIMITED WARRANTY DEED

STATE OF GA  
COUNTY OF

THIS INDENTURE, made this 9th day of June, 2003, in between  
Federal Home Loan Mortgage Corporation, a United States Corporation as party of the first part; and  
Henderson Parker as party of the second part.

WITNESSETH; that the said party of the first part, for and in consideration of the sum of TEN AND  
NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the  
sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained,  
sold and conveyed and by these presents does grant, bargain, sell and convey unto the said party of the second  
part, and assigns:

All that tract or parcel of land lying and being in Land Lot 243 of the 14th District, Fulton County,  
Georgia, and being more particularly described as follows:

Commencing at a point in the right of way of Fairburn Road (right of way varies), said point being 403.7 feet  
Northeasterly along the old right of way of Fairburn Road (said old right of way being a 40 foot right of way)  
from the Northwest corner of the intersection of Fairburn Road and Martin Luther King, Jr., Drive (F/K/A/  
Gordon Road); running thence North 61 degrees 38 minutes 37 seconds West 146.49 feet to a point on the  
Land Lot line common to Land Lots 14 and 243; running thence North 01 degrees 30 minutes 43 seconds East  
along said Land Lot line 100.67 feet to a rebar found; running thence South 44 degrees 01 minutes 37 seconds  
East 197.01 feet to a nail found on the Northwesterly right of way of Fairburn Road; running thence South 31  
degrees 30 minutes 41 seconds West along the Northwesterly right of way of Fairburn Road 68.44 feet to a  
point, which is said point of beginning; said more particularly by O. Eugene Kay, registered Land Surveyor  
#1943, dated September 13, 2000.

Said property is the same property conveyed to Ganbraj Rush and Mrs. Eugene Rush by warranty deed dated  
June 7, 1960, recorded in Deed Book 3306, page 261, Fulton County Records, less and except that property  
contained in condemnation civil action 1999CV06663, recorded in Deed Book 26454, Page 64, Seq. Fulton  
County Records.

FOR SURVEY PLEASE

Att.

~~195~~

190 Fairburn Rd

30313

MR. PARKER

Phone number

7-739-4587